



POLICY AND ADMINISTRATION MANUAL	REFERENCE NUMBER: C9
SECTION: COUNCIL POLICY	POLICY TITLE: PROPERTY AUCTIONS & TENDERS

1. APPLICATION

1.1. This policy establishes rules governing the procedures to follow once a property is not sold at a tax sale.

2. PURPOSE

2.1. Section 141 of the MGA give the municipality the right to sell property at the **at a tax sale, either through** Public Auction, ~~Tax Sale~~ **by submitted** tender. Sales are carried out on a regular basis under the current tax sale policy. Section 143(1) of the MGA gives municipalities the right to purchase the property at the tax sale. In the past this was done when no other bidders were present, or the Municipality had a ~~divested~~ vested interest in the property. Effective April 1st, 2000, changes in the Municipal Accounting and Reporting Manual now require that the value of any property acquired by the municipality be transferred to the Capital fund and an operating cost in the current year. ~~As we do not budget for such expenditures, we must look at better alternative to dispose of property that has gone through the tax sale process and not been purchased by the public.~~

2.2. **The municipality shall disclose its intentions to bid or vest a property prior to the commencement of a public auction. Should the properties be sold by tender, the municipality shall disclose its intention to bid by tender through the invitation to bid.**

2.3. Section 143(4) of the MGA states “Where no bid is received for any land sufficient to satisfy the full amount of the taxes, interest, and expenses due in respect of the land and the municipality does not purchase the land, the municipality may, without further notice to the owner and encumbrances, again advertise the property and

2.3.1. Sell it at auction for the best price that may be obtained or;

2.3.2. Call tenders for the property and sell it to the highest bidder.

2.4. Council may direct the ~~treasurer~~ (CAO) as to what constitutes an acceptable minimum price.

3. OBJECTIVES

3.1. Place as many pieces of property, which have been through a tax sale, on a minimum of ~~three~~ **two** occasions and not purchased, in the hands of taxpayers for the purpose of generating tax revenue in future years.



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4. ISSUES

4.1. Property Sale Value and its impact on Assessed Value:

4.1.1. The Assessment Act Section 42 (1) states "All property shall be assessed at its market value, such value being the amount which in the opinion of the assessor would be paid if it were sold on a date prescribed by the Director (Assessment) in the open market by a willing seller to a willing buyer, but in forming his opinion the assessor shall have regard to the assessment of other properties in the municipality so as to ensure that taxation falls in a uniform manner upon all residential and resource property and in a uniform manner upon all commercial property in the municipality.

5. PROCESS

5.1. Where a property has been to tax sale on a minimum of ~~three~~ **two** occasions and not sold ~~and is non-redeemable~~, these properties will then be advertised for sale by auction or tender in accordance with the MGA. The Municipality of Argyle reserves the right to protect the public interest by bidding on any property in which it may have a current or future interest or on any property where it is deems the bids not to be sufficient given the potential value of the property.



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Chief Administrative Officers' Annotation for Official Policy Record	
Date of Notice to Council Members of Intent to Consider (7-days minimum)	November 29, 2011
Date of Passage of Current Policy	December 13, 2011
I certify that this policy was adopted by Council as indicated above.	
_____ Warden	_____ Date
_____ Chief Administrative Officer	_____ Date

Version Log		
Version #	Amendment	Date
1	Original Policy	December 13, 2011